

RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
DECEMBER 2, 2019 REGULAR MEETING

Call to Order: The Meeting was called to order by Chairperson Karen Walters at 7:02 p.m.

Roll Call:

In Attendance:

Chairperson Karen Walters – Present
Kevin Royer – Present
Douglas Mayer, Mayor – Arrived Late at 7:04 p.m.
Chris Weigand – Present
Greg Canda – Present

Others Present: Brad Bryan, Village Solicitor
Rita McMahon, Planning Consultant, Aislinn Consulting LLC

Consideration of Minutes:

October 28, 2019 Planning Commission Meeting Minutes:

A motion to approve the October 28, 2019 Minutes was made by Ms. Walters and seconded by Mr. Weigand.

Roll Call Vote: Mayor Mayer, abstain; Ms. Walters, yes; Mr. Royer, yes; Mr. Weigand, yes; Mr. Canda, yes. The October 28, 2019 Minutes were approved.

Citizens Participation: Richard Fisher, Jr., 5993 Center Street, voiced his concern as a resident about a structure on the neighboring property at 5995 Center Street that is being constructed with multiple zoning violations. Mr. Fisher stated if basic zoning regulations are being ignored, how can the Village expect to enforce new regulations such as the proposed Historic District Overlay Ordinance?

The Property owner of 5995 Center Street, Mr. Gaskill, was also in attendance. He stated he flips houses for a living, and he thought he was proceeding correctly with the building process. The Mayor thanked them both for bringing the matter to the Planning Commission's attention. He also stated the property is presently under a Stop Build Order from the Stow Building Department. The Mayor and Mr. Bryan suggested the matter is not currently something that is before the Planning Commission, and the Commission should not discuss this matter any further at this time.

Mr. Richard Slocum of 1563 Mill Street stated he would like to see draft minutes from the Planning Commission so that he can ascertain what happened at meetings prior to the time the minutes are approved. Ms. Walters pointed out that is not required by law.

Mayor's Report: Mayor Mayer stated this is his last Planning Commission Meeting. He wanted to thank all the members for their dedication to the Commission's work. The Planning Commission Members also thanked the Mayor for his service and guidance.

Council Liaison Report: Mr. Weigand stated Council passed a Resolution supporting the Long Range Plan Update and thanking the Planning Commission for its hard work on the Update. Council will be meeting on Monday, December 9, 2019, and the revised Conservation/ Recreation District Overlay Ordinance will be on the agenda for passage.

Old Business: Ms. McMahon discussed the three changes to Ordinance No. 21-2019, Chapter 1119, the Conservation/ Recreation District Overlay Ordinance that were made based upon the input from the Conservancy. The changes consisted of: adding a Special Use approval procedure for commercial recreational uses that are compatible with the intent and goals of the District; clarifying the language of the yield plan requirement section; and reducing the applicable minimum subdivision size requirement from 50 to 25 acres. A motion was made by Mr. Canda to recommend to Council the approval of the November 17, 2019 version of Chapter 1119 that was seconded by Mr. Royer.

Roll Call Vote: Mayor Mayer, abstain; Ms. Walters, yes; Mr. Royer, yes; Mr. Weigand, yes; Mr. Canda, yes. The motion was approved.

Next, Ms. McMahon discussed the changes made to the Subdivision Regulations based upon the Commission's discussions at the last meeting. A motion was made by Mayor Mayer to recommend to Council the approval of the October 30, 2019 version of the Subdivision Regulations that was seconded by Ms. Walters.

Roll Call Vote: Mayor Mayer, yes; Ms. Walters, yes; Mr. Royer, yes; Mr. Weigand, yes; Mr. Canda, yes. The motion was approved.

Ms. McMahon next discussed the changes made to Zoning Code Chapter 1113. A discussion took place concerning the single dwelling maximum square footage allowed within the R2 district. Size restrictions in the Mixed Use and the Commercial Districts were also discussed.

Ms. McMahon next discussed the changes that were made to Chapter 1117, General Provisions. A discussion took place about the maximum fence height, the permitted setback for rear fences, the placement of fences on property boundaries, and the different permitted fencing materials.

Next, Ms. McMahon reviewed Chapter 1121, Nonconformities, and Section 1121.05, Termination; Restoration of Allowable Time. The Planning Commission directed that the time period for the restoration of non-conforming uses be changed from two years to eighteen months.

New Business:

Zoning Code Chapter 1125:

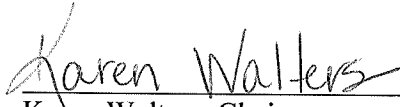
The Commission decided to defer its review of this Chapter to its next meeting.

Mr. Weigand stated the Village is in need of a comprehensive sidewalk plan and suggested the Commission consider start discussions on that issue.

Mayor Mayer stated he has been in contact with O.D.O.T. to discuss different ways to help alleviate the traffic issues in the Village on Route 303, including the possible installation of turning arrows.

Mr. Canda inquired about the suggested formation of a joint planning committee with the Conservancy and the CVNP. It was decided that matter should wait until the new administration takes office in 2020.

Adjournment: Mayor Mayer made a motion to adjourn that was seconded by Ms. Walters. All were in favor of the motion; none were opposed. The Meeting adjourned at 9:20 p.m.



Karen Walters, Chairperson

1/27/20
Date